

**2007 NOME BOARD OF EQUALIZATION
MINUTES
MAY 2, 2007**

The 2007 Nome Board of Equalization was called to order at 7:09 P.M. by Councilman Stan Andersen in the Council Chambers of Nome City Hall, 102 Division Street.

I. ROLL CALL

Members Present: Stan Andersen, Jerald Brown, Mary Bourdon, Mary Knodel, Jon Larson, Randy Pomeranz

Members Absent: Mayor Denise Michels

Also Present: Becka Baker, City Clerk/Treasurer; Leslee Wessel, City of Nome and Russell Farrington, Appraisal Company of Alaska

II. HEARING OF APPELLANTS

A. ROBERT SCHICK, 001.141.23, B 14, L 12

Mr. Farrington stated that although the appellant, Robert Schick was not in attendance, he would be willing to read the letters submitted by Mr. Schick if so needed. C. Larson stated that it would not be necessary.

Mr. Farrington stated that the appellant wanted to make sure that the Board of Equalization had the opportunity to review his issues. Mr. Farrington referred to the email submitted May 1, 2007, by the appellant, informing the Board of Equalization that his request would be withdrawn if the City of Nome replaced the sewer and water service they removed from the property. Mr. Farrington stated that the issue was more of a Nome Joint Utility Service problem, than a City problem.

The appellant requested an appeal to the valuation of his property, which Mr. Farrington was able to do by indicating the loss of value to the building and property now that there is no sewer and water access. He also stated that the building was 102 years old and overvalued at \$26,500.00. Mr. Farrington's recommendation was to lower the land to \$18,200.00 and lower the building to \$16,500.00, for a total of \$34,700.00.

C. Knodel questioned why the water and sewer was removed, discussion ensued about the upgrade of the utility system on east front street, therefore, the lines were removed as the hook up configurations changed.

C. Knodel raised the question as to why the value of the land decreased in value, Mr. Farrington stated that water and sewer is a basis for valuing land. C. Andersen stated that property goes up in value with sewer and water therefore it should decrease when it is taken away.

C. Larson asked whether the appellant was treated any differently than others connected to the same main. C. Pomeranz stated that the NJUS crew may have assumed the building as 'vacant'.

C. Larson questioned whether other vacant lots had water and sewer connections. C. Pomeranz stated that he believed the option to hook up was available at a reduced rate, but was not positive.

A motion was made by C. Larson and seconded by C. Pomeranz to accept the appraiser's recommendation to lower the land and property value of Robert Schick, B 14, L 12 to \$34,700.00.

At the roll call:

Ayes: Andersen, Brown, Bourdon, Knodel, Larson, Pomeranz

Nays:

The motion CARRIED.

B. ROSE ANN TIMBERS, 001-111-08 & 09, B 70, L 1 & 2; 001.221.05, B 91, L 2A

Mr. Farrington stated the appellant, Rose Ann Timbers, would not be present for meeting. Mr. Farrington stated that the appellant has an issue with NJUS, and did not provide information as to what she feels the property should be valued. Mr. Farrington also stated this is the same issue from 2006 Board of Equalization meeting, and that nothing has since changed. His recommendation would be to leave the value as set at the 2006 Board of Equalization.

A motion was made by C. Knodel and seconded by C. Larson to accept the appraiser's recommendation to leave the value as set at the 2006 Board of Equalization for Rose Ann Timbers.

At the roll call:

Ayes: Brown, Bourdon, Knodel, Larson, Pomeranz, Andersen

Nays:

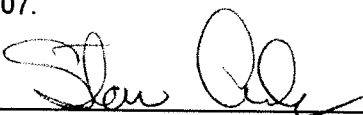
The motion CARRIED.

III. ADJOURNMENT

There being no further business to come before the Board of Equalization a motion was made by C. Knodel and seconded by C. Andersen to adjourn.

The Council adjourned at 7:18 p.m.

APPROVED and SIGNED this 14th day of May, 2007.


STAN ANDERSEN, Presiding Councilman

ATTEST:


SANDY BABCOCK, Acting City Clerk/Treasurer